

# 2020 Annual Reviews & Dockets

Presentation to Clark County Planning Commission

Public Hearing October 15, 2020

WEBEX Remote Meeting

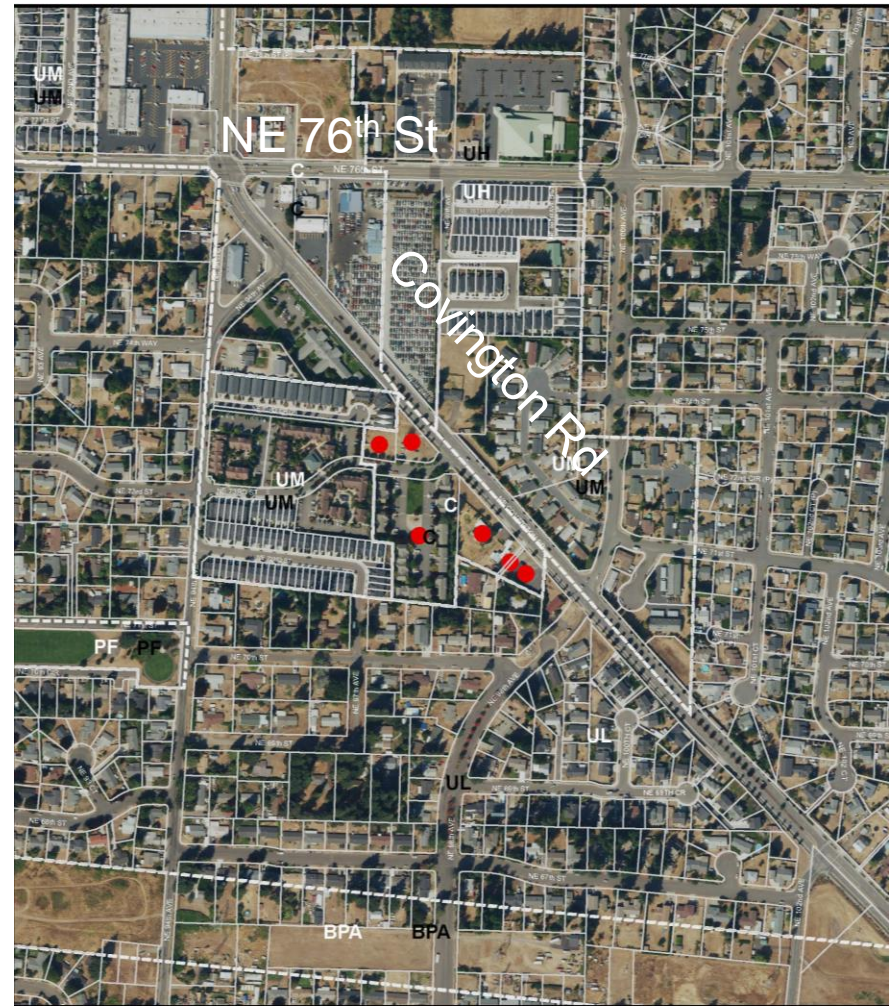
Sharon Lumbantobing, Community Planning





# CPZ2020-00001 Reach Community Development, Inc

- Six parcels
- 4.21 acres
- Maple Tree Neighborhood Association
- 9703 NE Covington Rd.,  
Vancouver, WA



File # CPZ2020-00001, SN 104530002 104530004 104530016 104530040 104530041...  
T2N R2E Sec 09  
Preliminary Land Division

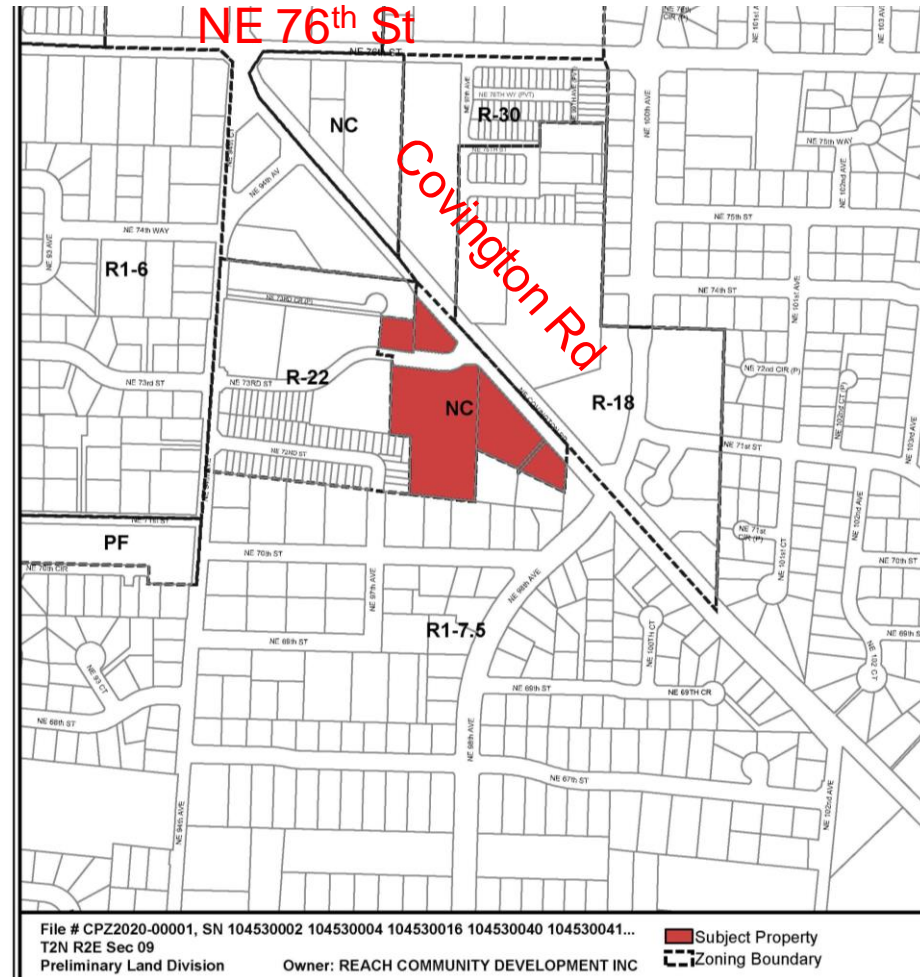
Owner: REACH COMMUNITY DEVELOPMENT INC

● Subject Property Location  
■ Comp Plan Boundary




# CPZ2020-00001 Reach Community Development, Inc

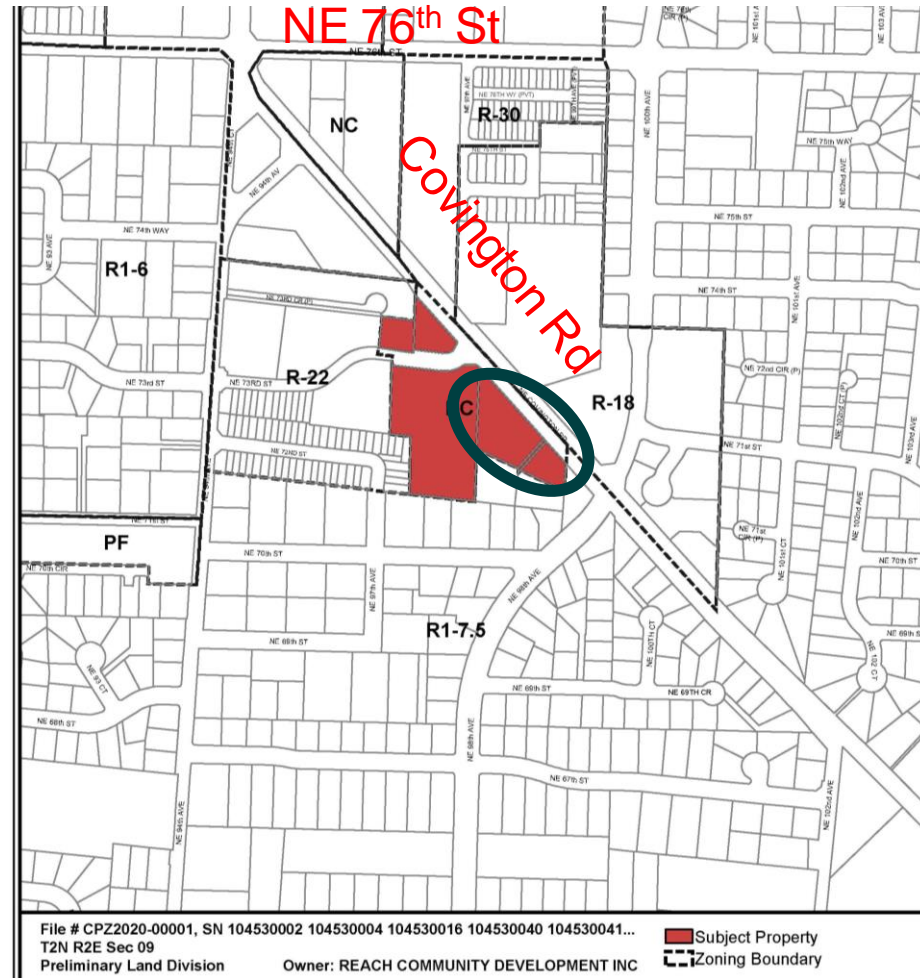
	Current	Proposed
Comp Plan:	Commercial	Urban Medium Density Residential
Zoning:	Neighborhood Commercial	R-22



# CPZ2020-00001 Reach Community Development, Inc

	Current	Proposed
Comp Plan:	Commercial	Urban Medium Density Residential
Zoning:	Neighborhood Commercial	R-22

 = 3 parcels not in covenant



# CPZ2020-00001 Reach Community Development, Inc

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- Staff is recommending approval of this request to amend the comprehensive designation and zoning from Commercial (NC) to Urban Medium Density Residential (R-22).





# CPZ2020-00010 Promenade North

- One parcel
- 3.45 acres
- Greater Brush Prairie Neighborhood Association
- East side of State Route-503 between NE 119<sup>th</sup> St. south to NE 115<sup>th</sup> St. and is part of a 57-acre (approximately) continuous commercial corridor.
- Split zoned with the Community Commercial designation on the western 4/5 of the property with the balance currently zoned R-30



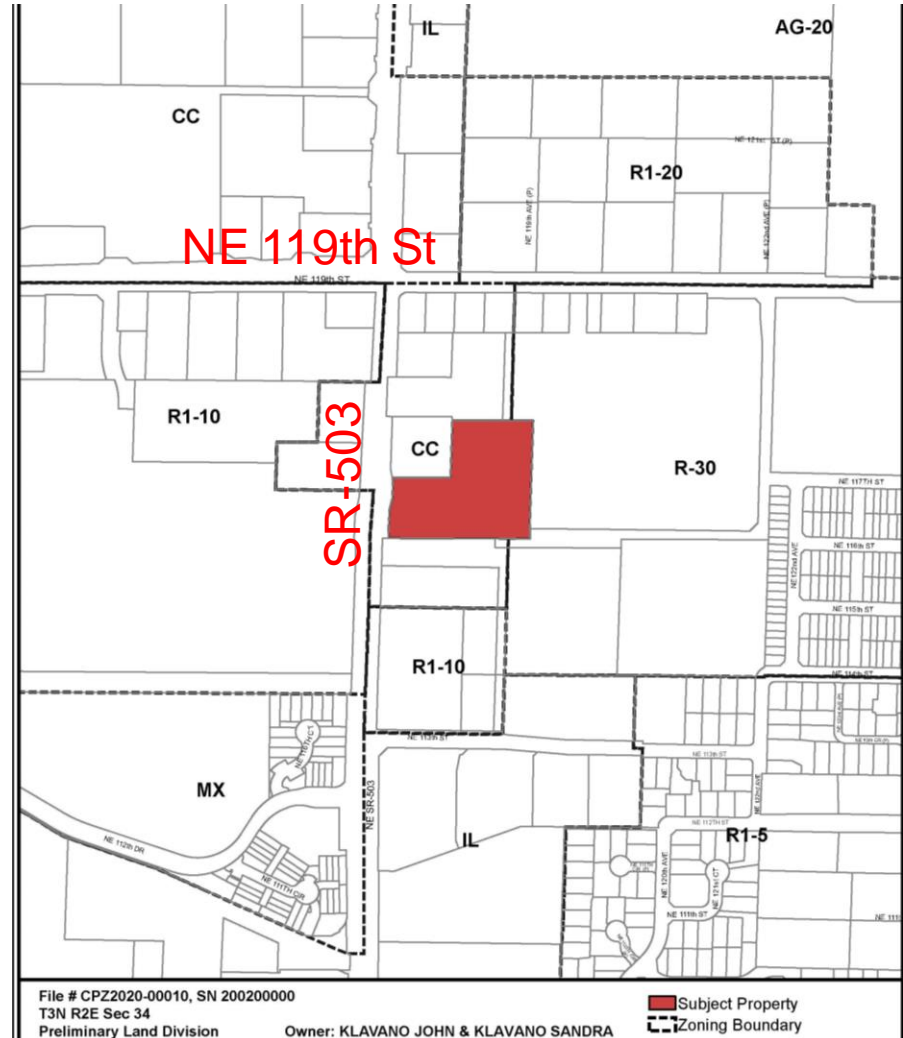
File # CPZ2020-00010, SN 200200000  
T3N R2E Sec 34  
Preliminary Land Division

Owner: KLAVANO JOHN & KLAVANO SANDRA

● Subject Property Location  
--- Comp Plan Boundary

# CPZ2020-00010 Promenade North

	Current	Proposed
Comp Plan:	Commercial	Urban High Density Residential
Zoning:	Community Commercial	R-30



# Community Commercial Allowed Uses Beyond Retail:

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- Residential above the ground floor
- Outpatient medical/dental
- Professional Offices
- Assisted living/nursing homes
- Restaurants
- Banks
- Retail Sales
- Hotels/motels
- Transportation Terminals
- Athletic clubs
- Warehouse
- Storage
- Education services
- Banks
- Events facilities
- Churches
- Schools
- Veterinary services
- Public services and facilities
- Distribution services

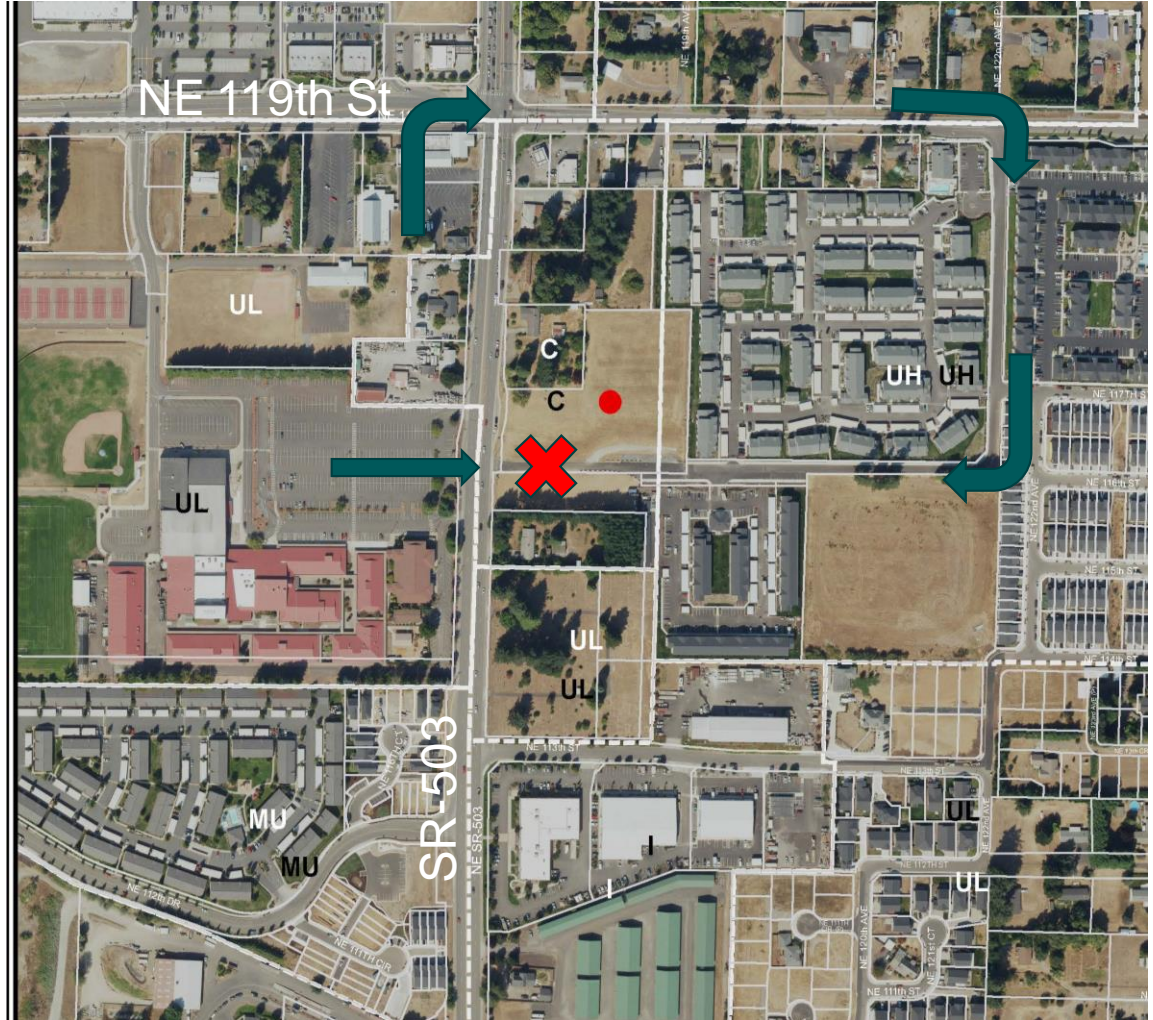




# CPZ2020-00010 Promenade North

## Access issues:

- SR-503 is classified as a Class 3 Highway 468-WAC
- Right turn deceleration lane required
- Lack of right of way to safely construct right turn deceleration lane
- Site access is not authorized
- WSDOT granted emergency access to NE 116<sup>th</sup> St



## CPZ2020-00010 Promenade North

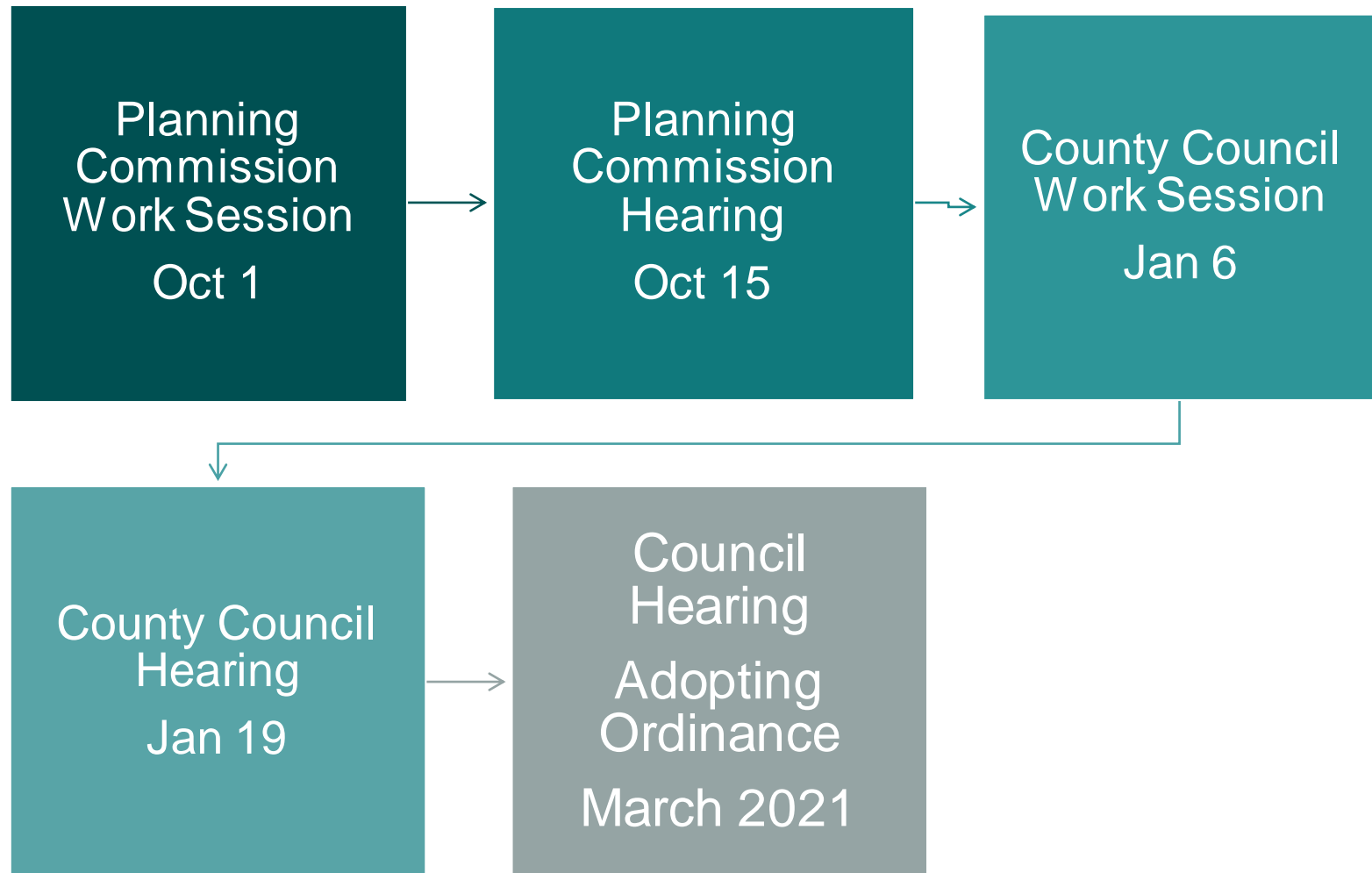
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- Staff is recommending denial of this request to amend the comprehensive designation and zoning from Commercial (CC) to Office Residential (OR-22).



# Public process

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# Comments and Questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000